

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **January 14, 2003**

AGENDA ITEM NO.: **7**

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Private Street Naming Request – “Jambo Lane”**

RECOMMENDATION: Approval of the requested street naming.

SUMMARY: JAMBO International, LLC is requesting approval of the street name for a new private street for the *Jefferson Square at Wyndhurst* project off Paulette Circle. The development is served by the existing Paulette Circle and will also be served by a new private street that would be named “Jambo Lane.”

PRIOR ACTION(S):

December 11, 2002: Planning Commission recommended approval of the proposed private street name.

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn / 847-1508, ext. 253

Annette Chenault / 847-1508, ext. 258

ATTACHMENT(S)

- ? Resolution
- ? PC Report
- ? PC Minutes
- ? Vicinity Map

REVIEWED BY: lkp

A RESOLUTION APPROVING THE NAMING OF A NEW PRIVATE STREET

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG That approval is given for the proposed street naming of "Jambo Lane" for the new private street located off Paulette Circle located in the *Jefferson Square at Wyndhurst* project.

Adopted:

Certified:

Clerk of Council

004L

THE DEPARTMENT of COMMUNITY PLANNING & DEVELOPMENT

City Hall, Lynchburg, VA 24504

434-847-1508

To: Planning Commission
From: Planning Division
Date: December 11, 2002
RE: **PRIVATE STREET NAMING REQUEST – “JAMBO LANE”**

SUMMARY JAMBO International, LLC, is requesting approval of the street name for a new private street for the *Jefferson Square at Wyndhurst* project off Paulette Circle. The development is served by the existing Paulette Circle and will also be served by a new private street that would be named “Jambo Lane.” City Council approved the rezoning for this property on April 8, 1997 and a conditional use permit for a Traditional Neighborhood Development on July 14, 1998.

The Planning Division recommends approval of the proposed private street name.

REQUIRED ACTION

Consideration of the Planning Division’s recommendation.

BACKGROUND

Ms. Maggie Cossman, P.E., Project Manager, Hurt & Proffitt, Inc., represents JAMBO International, LLC.

A new private street that would be named “Jambo Lane” will extend from the southerly portion of Paulette Circle, just east of *Neighbors Grill* and the proposed *Shops at Jefferson Square*, in a northwesterly direction to the northerly portion of Paulette Circle, just east of the intersection of Archway Court and Paulette Circle. “Jambo Lane” will serve to connect the commercial parts of *Jefferson Square at Wyndhurst* and provide an alternate route for traffic using the commercial development instead of traveling through the residential area.

JAMBO International, LLC will maintain ownership of the private street and will be responsible for the maintenance.

Section 35.105 of the Lynchburg City Code states that “...all streets dedicated or private...may be assigned a name provided that a name assignment has been requested by the property owners on said street, and provided further that the Planning Commission deems the petitioned street of sufficient significance to warrant naming.”

Section 35.111 of the Lynchburg City Code states that “proposed street names will be reviewed by the City Technical Review Committee, Planning Commission, and City Council, with the final decision resting with Council.”

TECHNICAL REVIEW COMMITTEE

The Traffic Engineer and the Fire Marshal, Members of the Technical Review Committee (TRC), reviewed the request and had no concerns with the proposed private street naming. The Emergency Communications Administrator and the Lynchburg Post Office Customer Services Manager also found that the proposed street name does not conflict with any existing street name.

PLANNING DIVISION RECOMMENDATION

Based on the preceding information and analysis, the Planning Division recommends the following:

That the Planning Commission recommends to City Council approval of the proposed street name of “Jambo Lane” for the new private street located off Paulette Circle to serve *Jefferson Square at Wyndhurst*.

This matter is hereby offered for your consideration.

William T. Martin
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. Robert D. DeJarnette, Fire Marshal
Ms. J. Lee Newland, City Engineer
Mr. Gerry L. Harter, Traffic Engineer
Mr. Karl Cooler, Building Official
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Ms. Maggie Cossman, Hurt & Proffitt, Inc., Representative

Minutes from the Planning Commission meeting
December 11, 2002

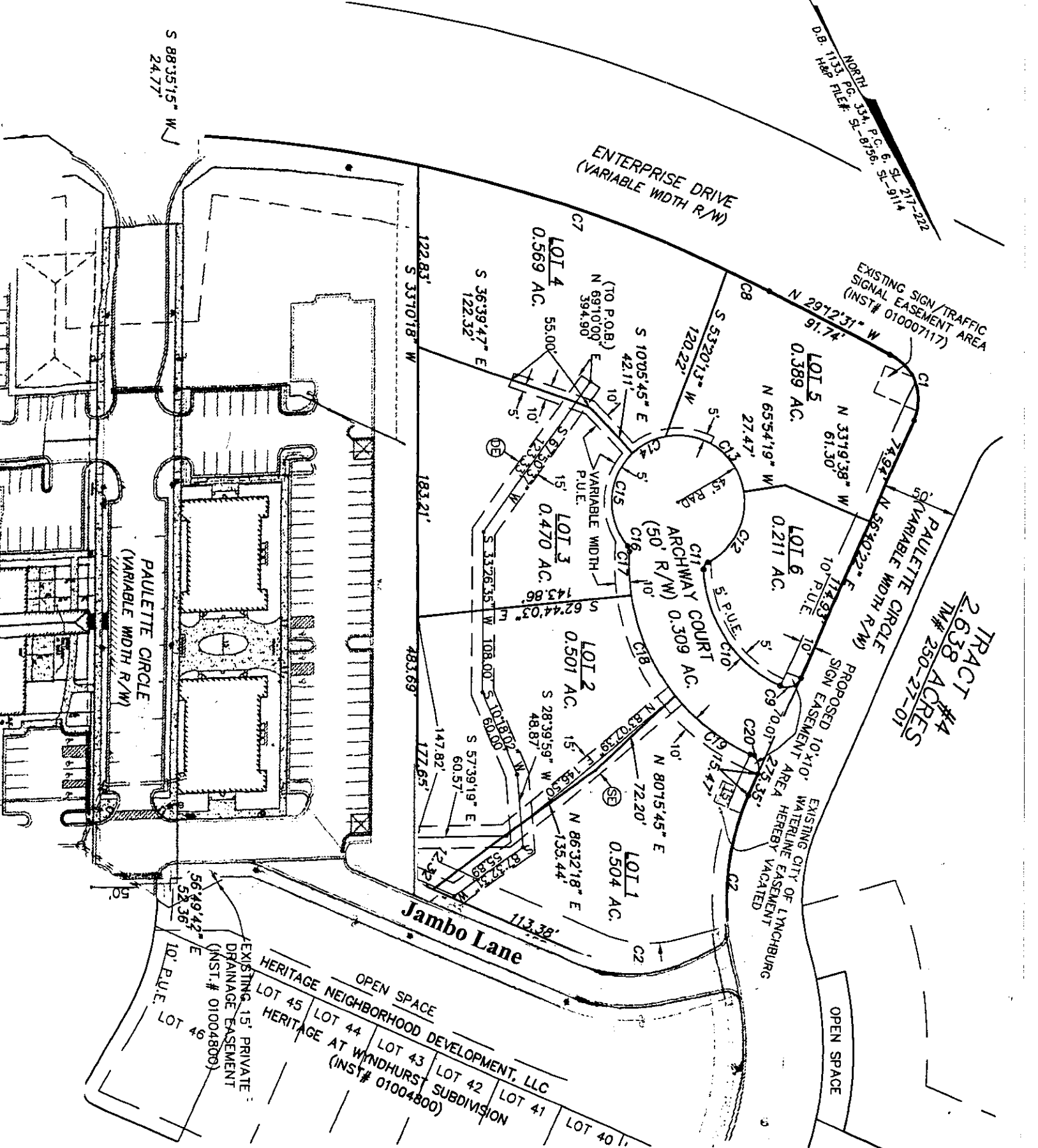
JAMBO International, LLC, is requesting approval of the street name for a new private street for the *Jefferson Square at Wyndhurst* project off Paulette Circle. The development is served by the existing Paulette Circle and will also be served by a new private street that would be named "Jambo Lane."

Mr. Martin said this would be a private street ownership; therefore, maintenance responsibility will rest with the owner. He said the Traffic Engineer, the Fire Marshall, and the remainder of the TRC have reviewed the street name and have no concerns with the request.

After further discussion, Commissioner Pulliam made the following motion, which was seconded by Commissioner Worthington and passed by the following vote:

"That the Planning Commission recommends to the City Council approval of the proposed street name of "Jambo Lane" for the new private street located off Paulette Circle to serve Jefferson Square at Wyndhurst."

AYES:	Dahlgren, Flint, Moore, Pulliam, Worthington	5
NOES:		0
ABSTENTIONS:		0



PROPOSED STREET NAME - "JAMBO LANE"

THE PROPERTY OF JAMBO INTERNATIONAL, LLC

JEFFERSON SQUARE AT WYNDHURST

LYNCHBURG, VA



November 26, 2002

Ms. Annette Chenault
City Hall
Planning Department
Lynchburg, VA 24505

HURT & PROFFITT
INCORPORATED

Re: Private Road Name, Jefferson Square, Wyndhurst

Dear Ms. Chenault:

On behalf of the owners of Jefferson Square at Wyndhurst, JAMBO International, LLC, I respectfully request the private road which connects lower Paulette Circle to upper Paulette Circle be named "Jambo Lane".

The private road begins at lower Paulette Circle, just east of the Neighbors Grill and the proposed Shops at Jefferson Square. The private drive travels northwest uphill to upper Paulette Circle, just east of the intersection of Archway Court and Paulette Circle. Paulette Circle continues beyond Neighbors Grill to serve the rear Heritage at Wyndhurst residential development. The Paulette Circle loops back up the front parcel and ties back to Enterprise Drive. The private road connects the commercial parts of the development and provides an alternative route for traffic using the commercial development to travel instead of traveling through the residential area.

JAMBO International will maintain ownership of the private road and will be responsible for the road maintenance. A location map is attached for reference. Please review and bring this matter to City Council for review and approval. Contact me with any questions or concerns.

Sincerely,
Hurt & Proffitt, Inc.


Maggie Crossman, P.E.
Project Manager

CC: Mr. Mark Borel

RECEIVED
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& DEVELOPMENT